

ZONING REGULATIONS

Overlay Districts

Please note this information is intended to be used as a general guide only.
More detailed information can be found in the City of Fairfax Zoning Code.

Overlay guidelines supercede underlying zoning district guidelines.

	Old Town Historic	Old Town Transition	Fairfax School	Blenheim	Lee Highway
Minimum Lot Area	N/A	N/A	Same as underlying zoning district or Old Town Transitional district.	Same as underlying zoning district.	Same as underlying zoning district.
Minimum Lot Width	N/A	N/A			
Maximum Height	3 stories or 35 ft	43-48 ft ^a			
Minimum Setbacks	Front: 10 ft ^b Side: N/A ^c Rear: N/A ^c	Front: 10 ft ^d Side: N/A ^e Rear: N/A ^c			
Maximum Setbacks	Do not exceed the minimum on more than 50% of the building.	N/A			
Minimum Open Space	N/A	N/A			
Maximum FAR	N/A	0.5-1.0 ^f			

^a Generally 43 feet, but five additional feet are allowed for decorative elements such as spires and towers that are not designed for human habitation.

^b The minimum front yard in the Old Town Fairfax Historic District shall be the average of the front yards of the lots located within such historic district within 100 feet on either side of the subject parcel; however, a minimum of ten feet shall be provided where the front lot line is not contiguous to a sidewalk at least ten feet in width. For the purpose of computing such average, an adjacent vacant lot shall be considered as having a ten-foot front yard and an adjacent lot with an existing building that has a setback greater than 25 feet, shall be considered to have a 25-foot front yard. However, where a lot is contiguous to a residentially zoned lot fronting on the same street but not within the Old Town Fairfax Historic or Transition Overlay District, the required front yard shall be the same as required for the contiguous residential lot, but in no case shall it be greater than 25 feet.

^c Except where abutting a residentially zoned lot outside the historic or transition district, in which case the setback shall be 25 feet.

^d For corner lots, each structure shall be separated from the right-of-way by a sidewalk at least 10 feet in width.

^e On lots where a side yard is provided, a 10-foot setback is required. Lots abutting a residentially zoned property outside the transition district shall have a setback of 25 feet.

^f If a structure has 33% or more of the gross floor area permanently dedicated to retail or residential use, an FAR of 1.0 shall be allowed.